



ASSOCIATION NEWSLETTER

March 6, 2013

ASSOCIATION URGING ALL RESIDENTS TO HAVE FURNACE INSPECTED BY SO CAL GAS

At the Annual Meeting, an owner reported that when the Gas Co inspected her furnace, they found that her furnace was faulty and cracked. Apparently, her furnace was on the recall list many years ago. If you have not replaced your furnace recently, **the Association encourages all owners/residents to contact SO CAL GAS, 1-800-427-2200, to have your furnace inspected.** Usually there is no charge. Please note: So Cal Gas will only inspect and notify you of the deficiencies (if any) but will not repair your furnace unit.

Some possible brand names that may have been recalled around 2001 were Amana, Bard, American Best, American Standard, Goettl, and Trane.

Each unit owner is responsible for his/her furnace. Thank you for your prompt attention.

VEHICLES LEFT UNATTENDED IN TOW-AWAY ZONE WILL BE REMOVED AT VEHICLE OWNER'S EXPENSE

Just a reminder that any vehicle left unattended in a red zone or tow away zone for more than 15 minutes, it will be towed at vehicle owner's expense. There will be no warning. During this short 15 minute period, please make sure to leave your emergency flashing lights on. Anything longer than 15 minutes, the vehicle will be subject to be towed. Thank you.

NEW SAUNA HEATER INSTALLED; SAUNA INTERIOR REFURBISHED;

A new sauna heater was recently installed and the interior of the sauna was freshly refurbished. Please use this facility responsibly and refrain from adjusting the sauna heater settings. It is recommended that you remove all metal objects, shower and cool down from exercising before entering. Drink water before entering to avoid dehydration, however, alcohol is not recommended before, during, or after a sauna bath as it has the opposite effect. To increase humidity and create steam, please use only water on sauna rocks and then only sparingly. Do not put flammable materials or attempt to dry out clothes or towels by placing them on top of the sauna heater.

It is recommended that sauna baths be limited to brief timeframes of 15-20 minutes, and no longer than 30 minutes. Refrain from using the Jacuzzi or pool after sauna use, owing to the excess chemicals in the pool water. After a sauna bath, it is recommended you should cool down for at least as long as you were in the sauna, or take a warm shower rinse followed by a cool shower to close pores. Please remember that there is no smoking permitted in the pool area. This includes the sauna and restrooms.

VEHICLES TAGGED TO BE TOWED

There are still unregistered vehicles being parked in the complex with expired plates. Two are from the previous month and one is a new one.

Those from the previous month were tagged to be towed anytime after March 15, as this is their 2nd warning.

The new one was tagged to be towed anytime after April 15th as this was its first warning.

We typically give residents one month to renew registration, giving the sometimes long delays at DMV.

The White Explorer from last month was towed away. I have not seen the black Supra recently.

Vehicles found with expired plates include:

Blue Dodge Ram Truck 6E40983 --- 2nd warning
Dark Maroon/Black Hyundai Sonata 6SWU103 --- 2nd warning

Dark Purple Mercedes C320 6ACU114 --- 1st warning

Vehicles found in the complex after March 15 with expired plates will be towed, if they have received a 2nd warning.

Vehicles found in the complex after April 15th with expired plates will be towed, if they have received a 1st warning.

LATTICE WORK IS OWNER'S RESPONSIBILITY TO MAINTAIN

As a reminder, if you have lattice work on your exclusive use unit, it is your, the unit owner, responsibility to maintain it (i.e. painting, repairing, replacing, etc.).

PET POLICY REMINDER

Due to the limited space and thin walls, owners may have **ONLY ONE DOG OR ONE CAT**. (The dog must be 25 pounds or less when fully grown). When outside, your pet should be controlled by a leash. Residents must take necessary steps to ensure that their pet does not cause any odor or noise that would infringe on others right to their space and peace. For obvious reasons, please clean up after your own pet. Thank you.

FINANCIAL STATEMENT AVAILABLE

The annual review of the Association's books is now complete. It is essentially the same as the monthly report you receive and the annual

budget form. If you would like a copy, please call the number below.

ASSOCIATION WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Mr. & Mrs. H. Calles.

EXTERIOR PAINTING IN PROGRESS

The painting of the exterior of the buildings is progressing. The painters are working around 7640. On schedule, the next building will be 7630. The painting contractor, Affordable Painting, 966-9951, will continue to distribute notices to applicable building residents as they move from one building to the next.

As a reminder, if your lattice enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you will need to ask for permission from the Board. Please put your request in writing. Furthermore, the balconies and decks must be clear for the painters to paint the building. No excessive storage allowed. Please remove items on the deck and anything that is attached to any part of the building. Front door area must be clear. The painters need access and space to properly work. Thank you in advance for your patience and cooperation.

If your building is being painted or has been painted and you see that the painter missed a spot or two, please send an email to JamesN@Bartlein.com or report it to 569-1121 #204. Thank you.

DEHUMIDIFIER SUGGESTED

As the sun gets lower in the horizon and the days are shorter, for all those who live in the lower units with less sunlight, you want to consider getting a dehumidifier to extract moisture from the air in you unit. In addition, when not home, to minimize the musty smell, you should consider having a fan and light on. While at home, you may want to leave a window or slider open for fresh air circulation.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

The civil code requires that if you have new phone numbers, tenants, or e-mail/ mailing address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for March 14, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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